



## PLANNING COMMISSION MINUTES

**Thursday, September 15, 2016**

**Approved October 6, 2016**

The following are the minutes of the Planning Commission Meeting held on **Thursday, September 15, 2016 at 6:00 p.m.** in the Herriman City Community Center, 13011 South Pioneer Street (6000 West), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

**Presiding:** Chair Clint Smith

**Commission Members Present:** Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Robyn Shakespear, Wade Thompson

**Council Members Present:** Mayor Carmen Freeman, Coralee Wessman-Moser

**City Staff Present:** City Planner Bryn McCarty, Planner I Sandra Llewellyn, City Engineer Blake Thomas, Staff Engineer II Augusto Robles

### **6:00 PM - Work Meeting:** *(Front Conference Room)*

**6:08:21 PM** City Planner Bryn McCarty briefly reported about the training received from the Utah League of Cities and Towns (ULCT).

#### **1. 6:11:11 PM Training**

City Planner Bryn McCarty provided training regarding conditional uses. It was noted that the conditional uses for Herriman City needs to be reviewed. Discussion about notices took place. She also reported on the application process and time frames for putting those items on the agenda. Briefly discussed the option of having items approved by staff verses being approved by the planning commission. A discussion about the training received at the ULCT took place.

#### **2. 6:45:10 PM Review of Agenda Items**

Chair Smith commented about the process for reviewing the agenda and suggested that they go over those items that anyone may have a question about to have the process go more quickly. City Planner McCarty complied and asked if there were any questions with any of the agenda items.

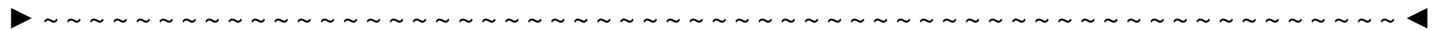
Item 2.1 – Convenience Store/Gas Station – would be a permitted use. A brief discussion ordinance language took place. The landscaping requirements were briefly discussed staff required “green” in the front and zero scape could be done along the parking lot. Commissioners would like to see more trees as well. Chair Smith explained that he plan to share that public comment was already received and no further comments would be taken during the meeting. Commissioners agreed.

Item 2.2 – Anthem Commercial Center – only approving one phase, all buildings will come back for approval.

Item 2.4 – Rasmussen Preschool – it was Commissioner Andrea Bradford’s understanding that the HOA in the area did not allow preschools. The response was that was true, however, the HOA has approved the preschool. A brief discussion about property rights (in regards to the shared driveway) took place.

No other questions on the agenda.

Meeting Adjourned [6:58:48 PM](#)



## **7:00 PM - Regular Planning Commission Meeting:**

**Presiding:** Chair Clint Smith

**Commission Members Present:** Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Robyn Shakespear, Wade Thompson

**Council Members Present:** Mayor Carmen Freeman, Coralee Wessman-Moser

**City Staff Present:** City Planner Bryn McCarty, Planner I Sandra Llewellyn, Assistant City Manager Gordon Haight, City Engineer Blake Thomas, Assistant City Engineer Jonathan Bowers, Staff Engineer II Augusto Robles, City Attorney John Brems

### **1. General Business:**

[7:03:06 PM](#) Welcome

Chair Clint Smith welcomed those in attendance.

#### **1.1 [7:03:37 PM](#) Invocation and Pledge**

Brianne Tate offered the invocation and Robyn Van Shaar led us in the pledge.

#### **1.2 [7:04:47 PM](#) Roll call:**

Full Quorum, Jeramy Burkinshaw and Curt Noble absent

### **2. Administrative Items:**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.*

Chair Clint Smith reviewed the public comment policy and procedure.

2.1 [7:06:08 PM](#) [49C16](#) – Bourgeois – 5566 W Main Street – Proposed Convenience Store/Gas Station Zone: MU-2 – Acres: 1.6

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposed convenience store/gas station would be in the town center and the property is zoned mixed use. The site plan for the gas station was shown. Elevations were shown and the applicant has chosen red brick. Pictures of a similar store were shown to illustrate the style of the building. A precast wall was required along the north side with additional trees to help provide a buffer.

Danny Bourgeois (applicant), 180 N. University Ave, Provo, explained that the layout is typical of the other three stores; there will be five pumps and an RV dump. Both entrances will be 53 feet for easy access.

Chair Smith noted that comments had been received and emailed to staff. A comment form was also received during the meeting. All commission members have had a chance to review those emailed comments and the comment provided at the meeting was briefly summarized. The comment received was in opposition to the proposal there was concern of the business location next to existing townhomes. Other concerns were regarding lighting and smells of the business, as well as, the ingress and egress. Chair Smith then turned time to the commission for further discussion. Commissioner Adam Jacobson noted the concerns about the nearness of the business to the townhomes. He suggested that the applicant include more trees along the gravel area and the entire length of the property line every 20 feet. He suggested that no workers be allowed to take smoke breaks in the back of the building. Commissioner Chris Berbert suggested that providing an appropriate buffer could mitigate the concerns of the nearness of the business to the townhomes. Commissioner Wade Thompson suggested that the applicant should ensure that the building lighting shine down. Commissioner Chris Berbert asked the applicant about lighting on the building. Mr. Bourgeois explained that all four corners of the building would have lights and all of the lights would shine down. He briefly discussed the layout of the building on the site and reported that he would be fine to adjust any lights to make sure they are directed down. He discussed the storage on the back of the property. Commissioner Shakespear asked what the hours of the business would be. The response was that similar businesses are open to 10:00 pm or 11:00 pm but he would like the business to be open based on the community need and no later than midnight.

*Commissioner Adam Jacobson MOVED to approve the item with staff requirements with an alteration to item number six to require that it shall include at least one 2" caliper tree per 20 feet and requirement number fourteen that states that the building shall be 30 feet away from the north property line at every point. On item fifteen there will be no smoking in the back of the building and item sixteen that the hours of operation shall be between 4:00am and 11:00pm.*

*Commissioner Jessica Morton SECONDED the motion.*

*The vote was recorded as follows:*

<i>Commissioner Chris Berbert</i>	<i>Yes</i>
<i>Commissioner Andrea Bradford</i>	<i>Yes</i>
<i>Commissioner Adam Jacobson</i>	<i>Yes</i>
<i>Commissioner Jessica Morton</i>	<i>Yes</i>
<i>Commissioner Robyn Shakespear</i>	<i>Yes</i>
<i>Commissioner Wade Thompson</i>	<i>Yes</i>

*The motion passed unanimously.*

2.2 [7:20:18 PM](#) **50C16** – Anthem Center LLC – 5400 W Anthem Park Blvd – Conditional Use Approval for a Commercial Center - Zone: MU-2 – Acres: 23.947

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The property was zoned mixed use but there was an application to zone it commercial (which will be later on in the meeting). The site plan was detailed. This property does have design guidelines. The proposal was for preliminary approval for the site and elevations would come back for approval. Staff provided the traffic study as part of the packet. Pedestrian study was asked for from engineering. The buffering along Mountain View Corridor was pointed out. The design guidelines will be approved with city council in a couple of weeks.

John Gust (applicant), 126 W 10000 S, Sandy, UT, congratulated Chair Clint Smith on his new appointment and thought the proposal was described well. He had nothing further to add.

City Planner McCarty explained that the plat was approved a couple weeks ago and this is the next step in the process.

Commissioner Chris Berbert felt that providing preliminary approval would be fine. Commissioner Adam Jacobson requested a pedestrian/sidewalk and parking plan with the first building to be approved.

*Commissioner Chris Berbert MOVED to approve the item with adjusting item 14 where parking shall be provided one space per 200 square feet of retail for the area, just bring back for each individual pod what they designate as the parking and item 20 add with the first building they bring back for approval the sidewalk or the intended walking paths in this development.*

*Commissioner Adam Jacobson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

2.3 [7:28:35 PM](#) **48C16** – NuStar – 6212 W Freedom Hill Way – Request for an exception to the rear-yard setback for an addition to a single family dwelling – Zone: A-.25 – Acres: .28

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The ordinance allows commission to grant an exception to the rear yard setback. The applicant was proposing an addition on the back of the home by enclosing an existing covered patio. The ordinance allows patios to be set back 20 feet from the property line, however, homes have to be setback 25 feet. The applicant felt that he didn't need an exception where the covered patio was already part of the roofline and house. However, the setback is at 20 feet. It was reiterated that the ordinance allows for the exception.

Justin Bates (applicant), 3575 S. West Temple, explained that the current patio area is 23 feet off of the fence line. The fence line was moved when a masonry wall was installed giving an additional two feet from the existing fence line. Chair Clint Smith asked for clarification of the setback from the property line. The response was that

two feet was gained when the new wall was installed making the setback 23 feet. On the other side of the wall was a roadway.

Chair Smith turned to the planning commission for further discussion. The consensus was that there was no issues with the proposal. The exception was warranted with the distance provided and the roadway on the other side of the wall.

*Commissioner Wade Thompson MOVED to approve the item.*

*Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

2.4 [7:33:20 PM](#) [45C16](#) – Rasmussen – 5216 W Windom Rd – Proposed Home Occupation for a Preschool Zone: R-M – Acres: .04 (Continued from September 1, 2016)

City Planner Bryn McCarty oriented the commission with an aerial map and pictures of the property. Concerns from the last meeting were regarding the safety of the children during drop off and pickup. Staff also talked to the HOA about the limited common for the driveway. The HOA office sent an email stating that the limited common area is only maintained by the association but for the exclusive use of the resident. The HOA also provided an approval for the preschool.

Commissioner Andrea Bradford questioned the applicants concern about an additional employee. The response was that preschools are allowed to have up to twelve kids without an additional employee. Herriman ordinance states only one employee living in the home is allowed.

Jessica Rasmussen (applicant), 5216 W Windom Rd, she clarified the hours of the afternoon session would be from 12:30-3:00pm. Chair Clint Smith questioned whether or not the applicant visited with her neighbor and how the discussion went. Ms. Rasmussen did not have an additional discussion with her neighbor. She felt that her neighbor's concerns were calmed when she learned that the parents would not be dropping off children in the driveway and thought that further discussion was not needed.

Chair Smith turned to the commission for further discussion. Commissioner Adam Jacobson felt concerned regarding the limited common area in the driveway. He would like to hear from the HOA attorney or the city attorney before he provided an approval. He thought it would be fine to continue until the attorney response was provided. Commissioner Robyn Shakespear agreed.

Commissioner Chris Berbert thanked the applicant for the information provided. Ms. Rasmussen asked for clarification on what was needed from an attorney and if it was the concern for liability. Commissioner Jacobson

wanted to ensure that the business would not be violating the property rights of the neighbor. Ms. Rasmussen was confused about what the difference was between inviting someone for a party verses having preschool children walk through the area. Commissioner Jacobson felt that the concern was due to the business use and he was uncertain if that was the case which is why he wanted attorney opinion. He doesn't want to infringe property rights of the owner next door. Chair Clint Smith reiterated that the concern was due to the driveway being shared. He felt the desire was that the applicant provide a legal opinion based on business use and wanted Herriman City attorney to weigh in on it too. Chair Smith encouraged her to reach out to her neighbor about the information provided to mitigate concerns. He felt the neighbor should provide an email stating she was fine with the business use.

*Commissioner Chris Berbert MOVED to continue without date.*

*Commissioner Wade Thompson SECONDED the motion.*

*The motion passed unanimously.*

2.5 [7:45:40 PM](#) **44C16** – Croney – 14638 S Highfield Dr – Proposed Detached Garage – Zone: R-2-15 Acres: .29 (Continued from September 1, 2016)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The item was continued due to a question of the percentage of coverage of the rear yard because the garage cannot cover more than 25%. The applicant provided a layout showing how that requirement has been met. The item was also continued for HOA approval, which has been provided.

Dean Croney 4676 W Rollinsford Ln, representing his son Abe Croney. His understanding was that the HOA changed leadership during the process of approving the garage and the comments from new leadership had all been fulfilled.

*Commissioner Jessica Morton MOVED to approve the item with the recommendations outlined by staff, numbers 1-7.*

*Commissioner Robyn Shakespear SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

2.6 [7:48:39 PM](#) **24S16** – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Proposed Subdivision of 78 Single Family Lots and 16 Townhome Units (Pod 25) – Zone: MU-2 – Acres: 12.30 Units: 94 (Public Hearing held on September 1, 2016)

Chair Smith noted that item 2.6 & 2.7 would be discussed together.

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. A public hearing was held at the meeting on September 1, 2016. Elevations were shown. All homes will have two car garages and the townhome units face the road. Transit line was added to the condition and included on the plat.

Matt Watson (applicant), HTC Communities, proposed changes to requirement number two and three. Number two for the two rail fence along the single family homes; he proposed a six foot vinyl fence because there will still be an open feel with the two rail fence along the multi-family home and a six foot vinyl fence will provide privacy for single family homes. He also proposed no fence along the front of Brundisi Way for requirement number three. He reported that townhomes will have basements.

*Commissioner Adam Jacobson MOVED to approve the item with the seven subdivision requirements.*

*Commissioner Chris Berbert SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

2.7 [7:53:31 PM](#) **14C08-21** – HTC Communities, LLC – 13295 S Herriman Rose Blvd – Final Master Plan Approval for 78 Single Family Lots and 16 Townhome Units (Pod 25) – Zone: MU-2 Acres: 12.30 – Units: 94

*Commissioner Adam Jacobson MOVED to approve the item with the seven master plan requirements outlined by staff. Item two say install a six foot vinyl fence and then cross out item three (we do not want a fence along Brundisi) and edit number eight to say all single family and townhouses shall have basements.*

*Commissioner Chris Berbert SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

2.8 [7:54:34 PM](#) **28S16** – Think Architecture – Approx. 12100 S 5400 W – Proposed Subdivision of 96 Townhome units (Miller Crossing Pod 14) – Zone: R-2-10 – Acres: 10.17 – Units: 96 (Public Hearing held on August 18, 2016)

Chair Smith noted that item 2.8 and 2.9 will be discussed together.

City Planner Bryn McCarty oriented the commission with information for the subdivision and PUD. There was an issue with a blank area on the property. A new layout including that area as part of the plan was presented. Building elevations and materials were shown. The applicant will provide a trail/connection to connect to the park. The homes will have two car garages and driveways. They add 21 guest parking spots. All homes will have basements.

Tim Soffe, Think Architecture, 5151 S 900 E, reported that park access was added to a new plan and he presented the plan to staff. He reminded commissioners that a secondary access easement for the property was still needed. That access was being worked out with Mr. Bowler and Mr. Young and they are both being very cooperative. He reported that verbal approval had been given and a document will be completed at an upcoming meeting next Monday. Commissioner Adam Jacobson noted on the Master Plan that pod 14 is 9.93 acres but the development shows 10.17 acres. The master plan shows a piece of open space that they are putting homes on and asked Mr. Soffe for clarification. Mr. Soffe's understanding was that he was to leave it out however, Mr. Bowler directed him to add it to the plan and density would not be exceeded. Commissioner Jacobson was concerned about the numbers for open space. Mr. Soffe read a statement explaining how the open space totals came to be. There would be a total of 22.639 acres of open space. Pod 14 shows more than 30% open space and pod seven, currently in design, shows 20% open space. He submitted the statement and City Planner McCarty also forwarded the email to the commission. Commissioner Adam Jacobson wondered if the PUD would have to be amended/modified by the developer. Chair Smith questioned whether or not Mr. Soffe would be okay to add a requirement for basements in the homes. Mr. Soffe was fine with that requirement.

*Commissioner Adam Jacobson MOVED to continue the item without date.*

*Commissioner Wade Thompson SECONDED the motion.*

*The motion passed unanimously.*

- 2.9     [8:07:52 PM](#)     [38C14-06](#) – Think Architecture – Approx. 12100 S 5400 W – Final PUD approval of 96 Townhome units (Miller Crossing Pod 14) – Zone: R-2-10 – Acres: 10.17 – Units: 96

*Commissioner Adam Jacobson MOVED to continue the item without date.*

*Commissioner Wade Thompson SECONDED the motion.*

*The motion passed unanimously.*

### 3. **Legislative Items:**

*Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.*

- 3.1     [8:08:26 PM](#)     [17Z16](#) – Herriman City – 12100 S 5200 W – Proposed Rezone from R-2-10 (Medium Density Residential) to C-2 (Commercial) - Acres: 6 (**Public Hearing**)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposed rezone was for a property south of the newly approved Walmart. The property is owned by the city. It is currently zoned residential but the general plan shows commercial and so the proposal is to rezone it to match the general plan.

[8:09:29 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

Brandon Pack, 5928 W Grandpere Ave, said, go for it. He felt like it fits the master plan and what was being built in the area.

[8:10:31 PM](#) Chair Smith closed the public hearing.

*Commissioner Chris Berbert MOVED to recommend approval to the city council of the item.*

*Commissioner Wade Thompson SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

3.2 [8:11:21 PM](#) **18Z16** – Anthem Utah LLC – 5200 W Anthem Park Blvd – Proposed Rezone from MU-2 (Mixed Use) to C-2 (Commercial) – Acres: 39.6 (**Public Hearing**)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared to illustrate the location of the property. The city had originally planned for the area to be residential and now the area has become more commercial now. The city would like to match the general plan.

Applicant was present and had nothing further to add.

[8:12:27 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None

[8:12:56 PM](#) Chair Smith closed the public hearing.

*Commissioner Wade Thompson MOVED to approve the item and recommend approval to the city council.*

*Commissioner Chris Berbert SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson*      *Yes*

*Commissioner Jessica Morton*      *Yes*

*Commissioner Robyn Shakespear*      *Yes*

*Commissioner Wade Thompson*      *Yes*

*The motion passed unanimously.*

3.3      [8:13:37 PM](#)      **19Z16** – Anthem Utah LLC – 12600 S Anthem Park Blvd – Proposed Rezone from C-2 (Commercial) to R-2-10 (Medium Density Residential) – Acres: 1.8 (**Public Hearing**)

City Planner Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The property is north of Herriman Parkway next to the elementary under construction. The city felt that this area should match with surrounding residential. The rest of the property has the same zoning, seven units per acre and so the same zoning condition could be applied. Where the property is still part of the overall development the density would not change. It would just be zoned to match the rest of the residential area. The Miller's own the property around it and they will rezone it to residential as well.

Ryan Button (applicant), 6150 S Redwood Road, Taylorsville, requested the zoning condition of seven units per acre to remain consistent.

[8:16:10 PM](#)      Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

Brandon Pack, 5928 W Grandpere Ave, understood the proposed change would conform to the current master plan, however, he was concerned with the amount of traffic that the addition of town homes would add in the area. The area has a middle school, two elementary schools and high school very close to the proposed property. He was very concerned with the traffic in the area from the three schools. He felt the area should remain commercial. He thought it was prime for a convenience store or doctor office.

Aaron Slagowski, 5942 W Grandpere Ave, had the same concerns as Mr. Pack. He felt that if it was to be zoned residential then it should be zoned for larger homes. He would prefer it to be commercial property. He reported it taking 45 minutes to get home from the freeway to his home. He felt like that had a lot to do with all the homes that are being added in the city.

Bruce Ingleby, 12012 Window Arch Ln, was concerned with high density taking away the community feeling. He felt like the area should be homes with larger lot sizes or should be left commercial.

[8:21:39 PM](#)      Chair Smith closed the public hearing.

Chair Smith turned to the planning commission for further discussion. Commissioner Chris Berbert asked if information had been provided for development in the area. City Planner McCarty responded that staff was still waiting on information for the property. Commissioner Berbert does have concern for the area. Commissioner Adam Jacobson wondered if the piece was part of the master plan. The response was yes and they will get additional units for the 1.8 acres because previously there were no units for the area being that it was zoned

commercial. Chair Smith wondered what the general plan called for in the area. The response was medium density residential. He reiterated the concern from the commission was that they would like to see what was planned for the property.

Mr. Button explained that this item was due to go before city council on September 28<sup>th</sup> to lock in the units for the property. The applicant reported working on moving density out of the commercial area and the amount has been in flux, almost daily. He believed all of the moving parts would come together on September 28<sup>th</sup>. He would like a recommendation to the council so they can make a decision. He advised the commission that they would see it for PUD approval and site plan approval and it would need approval before any homes could be built. The commission consensus was to see the plan and that it would not have to be rezoned in order for a PUD discussion to take place. Gordon Haight, Assistant City Manager spoke about some issues regarding the area. A development agreement will go before the council in two weeks which complicates the process. The property is land locked, adjacent to the school and part of it is the road that goes around the school. He said it could be zoned for one unit per acre. Chair Smith further clarified that the property is land locked and will become part of an overall area. He felt that the commission does not always need a plan before a property can be rezoned. Commissioner Chris Berbert felt concerned that there was property surrounding the proposed property that was planned for a rezone as well. Commissioner Wade Thompson did not want to add additional homes to the area.

*Commissioner Adam Jacobson MOVED to recommend to city council approval of the item with a zoning condition of one unit per acre.*

*Commissioner Chris Berbert SECONDED the motion.*

*The vote was recorded as follows:*

*Commissioner Chris Berbert Yes*

*Commissioner Andrea Bradford Yes*

*Commissioner Adam Jacobson Yes*

*Commissioner Jessica Morton Yes*

*Commissioner Robyn Shakespear Yes*

*Commissioner Wade Thompson Yes*

*The motion passed unanimously.*

#### **4. Chair and Commission Comments:**

City Planner McCarty congratulated Chair Clint Smith. Commissioner Adam Jacobson thanked staff for all the helpful tools they've provided lately. Commissioner Wade Thompson thanked staff for the additional training. City Planner McCarty reported that they will be going to the APWA training in a couple weeks and Commissioner Andrea Bradford would be going along. Commissioner Wade Thompson recommended that all commission members are allowed to go to the training in the future. Chair Smith reported that at the most recent retreat the council had a strong desire to increase the budget to allow for trainings.

#### **5. Future Meetings:**

5.1 City Council Meeting – Wednesday, September 28, 2016 @ 7:00 PM

5.2 Joint Work Meeting – September 29, 2016 @ 6:00 PM

5.3 Planning Commission Meeting – October 6, 2016 @ 7:00 PM

**6. Adjournment:**

Chair Clint Smith called for a motion to adjourn.

*Commissioner Jessica Morton MOVED to adjourn the meeting and Commissioner Wade Thompson SECONDED the motion. The motion passed unanimously.*

*The meeting adjourned at [8:33:48 PM](#).*

*I, Cindy Quick, Deputy Recorder of Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 15, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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Cindy Quick, CMC  
Deputy Recorder